

APPROVED

Apr 03, 2025

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 25-052

DATE April 3, 2025

C.D. 8

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: LOREN MILLER RECREATION CENTER – ROOF & HVAC REPLACEMENT (PRJ21848) PROJECT – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTION 15302 [REPLACEMENT OR RECONSTRUCTION OF EXISTING STRUCTURES AND FACILITIES WHERE THE NEW STRUCTURE WILL BE LOCATED ON THE SAME SITE AS THE STRUCTURE REPLACED AND WILL HAVE SUBSTANTIALLY THE SAME PURPOSE AND CAPACITY] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASS 2 AND CLASS 2(6) OF CITY CEQA GUIDELINES

B. Aguirre _____	M. Rudnick _____
B. Jones _____	*C. Santo Domingo <u>CS</u> _____
C. Stoneham _____	N. Williams _____

General Manager

Approved X

Disapproved _____

Withdrawn _____

RECOMMENDATIONS

1. Approve the scope of work and the total budget of the Loren Miller Recreation Center – Roof & HVAC Replacement (PRJ21848) Project (Project), as described in the Summary of this Report;
2. Approve the Department of Recreation and Parks (RAP) staff to commit from the following fund and work order numbers, as specified in Attachment 1, a maximum of \$775,004.00 in Park Fees for the proposed Project;
3. Approve the Project to be bid and constructed through the RAP list of pre-qualified on-call contractors;
4. Approve the authorization of change orders as authorized under Board Report No. 06-136, for the construction contracts for this Project in the budget contingency amounts for such contracts as stated in this Report;
5. Determine that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15302 [Replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity] of California CEQA Guidelines and Article III, Section 1, Class 2 and Class 2(6) of City CEQA Guidelines, and direct RAP staff to file

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a Notice of Exemption (NOE) with the Los Angeles County Clerk and the Governor's office of Land Use and Climate Innovation;

- 6. Authorize RAP's Chief Accounting Employee to prepare a check to the Los Angeles County Clerk in the amount of \$75.00 for the purpose of filing an NOE; and,
- 7. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Loren Miller Recreation Center is located at 2717 Halldale Avenue in the Adams-Normandie community of the City. This 2.42-acre facility provides a recreation center, basketball and tennis courts, children's play areas, a walking track, and child care center for the use of the surrounding community. Due to the facilities, features, and programs, and services it provides, Loren Miller Recreation Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

PROJECT SCOPE

The scope of work for the proposed Project involves the following:

- Replacement of the roof; and
- Replacement of the HVAC system.

PROJECT FUNDING

Upon approval of this Report, \$775,004.00 in Park Fees can be committed to the proposed Project, which is the total budget including the budget contingency amount set forth below. See below the anticipated pre-qualified on-call contract(s) and budget contingency amount(s) that will be used for the Project:

On-Call Contract	Contingency Amount
Roof Construction	\$25,000.00
HVAC Construction	\$25,000.00

The Park Fees were collected within five miles of Loren Miller Recreation Center, which is the standard distance for the commitment of Park Fees for community recreational facilities pursuant to Los Angeles Municipal Code Section 12.33.E.3.

FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Park Fees	302/89/89716H	\$1,601.08	0.2%
Park Fees	302/89/89718H	\$773,402.92	99.8%
Total		\$775,004.00	100%

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PROJECT CONSTRUCTION

RAP Staff has determined that sufficient funding has been identified for the proposed Project. See below the anticipated Project schedule:

Phase	Duration
Pre-design	N/A
Design	N/A
Bid and Award	March 2025 – June 2025
Construction	July 2025 – March 2026
Post Construction	April 2026 – November 2026

TREES AND SHADE

The proposed Project will have no impact on the existing shade and trees at Loren Miller Recreation Center.

ENVIRONMENTAL IMPACT

The proposed Project consists of replacement of existing structures where the new structure will be located on the same site as the structure replaced and have substantially the same purpose and capacity.

According to the parcel profile report retrieved on March 21, 2025, this area resides in a liquefaction zone. The construction of this Project will not create conditions that could lead to liquefaction. This site is not within a coastal, methane, or historic zone, so there is no reasonable possibility that the proposed Project may impact on an environmental resource of hazardous or critical concern or have a significant effect due to unusual circumstances. No other known projects would involve cumulatively significant impacts, and no future projects would result from the proposed Project. As of March 18, 2025, the State Department of Toxic Substances Control (DTSC) (Envirostor at www.envirostor.dtsc.ca.gov) and the State Water Resources Control Board (SWRCB) (Geotracker at <https://geotracker.waterboards.ca.gov/>) have not listed the Project site. They listed Case 60000387 near the Project area (within 1,000 feet). The case is a school investigation, which was closed in 2008 with a letter of no further action or any contaminated sites. According to the Caltrans Scenic Highway Map, there is no scenic highway located within – or adjacent to – the Project site. Furthermore, the proposed Project is not located in proximity of a known historical resources and will not cause a substantial adverse change in the significance of any historical resource.

Based on this information, RAP staff recommends that the Board of Recreation and Park Commissioners (Board) determines that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15302 of California CEQA Guidelines as well as Article III, Section 1, Class 2 and Class 2(6) of City CEQA Guidelines. Staff will file a Notice of Exemption with the Los Angeles County Clerk and the Governor's Office of Land Use and Climate Innovation upon Board's approval.

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FISCAL IMPACT

The approval of this Report will have no fiscal impact on RAP's General Fund. The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by Park Fees or funding sources other than RAP's General Fund. The maintenance of the proposed park improvements can be performed by current staff with minimal impact to existing maintenance service at this facility.

This Report was prepared by Robert Eastland, Management Assistant, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS

- 1) Attachment 1 – List of Fund and Work Order Numbers

LIST OF FUND AND WORK ORDER NUMBERS FOR LOREN MILLER RECREATION
CENTER – ROOF & HVAC REPLACEMENT (PRJ21848) PROJECT

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP002516
Park Fees	302/89/89718H	QP002640
Park Fees	302/89/89718H	QP002423
Park Fees	302/89/89718H	QP003507
Park Fees	302/89/89718H	QP003351
Park Fees	302/89/89718H	QP003781
Park Fees	302/89/89718H	QP004483
Park Fees	302/89/89718H	QP004419
Park Fees	302/89/89718H	QP004258
Park Fees	302/89/89718H	QP004325
Park Fees	302/89/89718H	QP004193
Park Fees	302/89/89718H	QP004466
Park Fees	302/89/89718H	QP000125
Park Fees	302/89/89718H	QP000917
Park Fees	302/89/89718H	QP000308
Park Fees	302/89/89718H	QP000462
Park Fees	302/89/89718H	QP000706
Park Fees	302/89/89718H	QP000469
Park Fees	302/89/89718H	QP000930
Park Fees	302/89/89718H	QP000382
Park Fees	302/89/89718H	QP000779
Park Fees	302/89/89718H	QP000460
Park Fees	302/89/89718H	QP000864
Park Fees	302/89/89718H	QP000353
Park Fees	302/89/89718H	QP000544
Park Fees	302/89/89718H	QP000942
Park Fees	302/89/89718H	QP000923
Park Fees	302/89/89718H	QP000851
Park Fees	302/89/89718H	QP000884
Park Fees	302/89/89718H	QP000407
Park Fees	302/89/89718H	QP000935
Park Fees	302/89/89718H	QP000701
Park Fees	302/89/89718H	QP000470
Park Fees	302/89/89718H	QP000943
Park Fees	302/89/89718H	QP000626
Park Fees	302/89/89718H	QP000621
Park Fees	302/89/89718H	QP000852
Park Fees	302/89/89718H	QP000495
Park Fees	302/89/89718H	QP000915
Park Fees	302/89/89716H	QT074283
Park Fees	302/89/89718H	QP001088
Park Fees	302/89/89718H	QP000904
Park Fees	302/89/89718H	QP001289
Park Fees	302/89/89718H	QP001348

LIST OF FUND AND WORK ORDER NUMBERS FOR LOREN MILLER RECREATION
CENTER – ROOF & HVAC REPLACEMENT (PRJ21848) PROJECT (CONT.)

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP001176
Park Fees	302/89/89718H	QP001175
Park Fees	302/89/89718H	QP001250
Park Fees	302/89/89718H	QP001428
Park Fees	302/89/89718H	QP001040
Park Fees	302/89/89718H	QP001432
Park Fees	302/89/89718H	QP000961
Park Fees	302/89/89718H	QP000945
Park Fees	302/89/89718H	QP001178
Park Fees	302/89/89718H	QP000946
Park Fees	302/89/89718H	QP001353
Park Fees	302/89/89718H	QP001385
Park Fees	302/89/89718H	QP001484
Park Fees	302/89/89718H	QP001397
Park Fees	302/89/89718H	QP001398
Park Fees	302/89/89718H	QP001052
Park Fees	302/89/89718H	QP001051
Park Fees	302/89/89718H	QP001209
Park Fees	302/89/89718H	QP001070
Park Fees	302/89/89718H	QP000974
Park Fees	302/89/89718H	QP001494
Park Fees	302/89/89718H	QP001340
Park Fees	302/89/89718H	QP001359
Park Fees	302/89/89718H	QP001538
Park Fees	302/89/89718H	QP001360
Park Fees	302/89/89718H	QP002256
Park Fees	302/89/89718H	QP001575
Park Fees	302/89/89718H	QP001661
Park Fees	302/89/89718H	QP001847
Park Fees	302/89/89718H	QP002122
Park Fees	302/89/89718H	QP001924
Park Fees	302/89/89718H	QP001818
Park Fees	302/89/89718H	QP001458
Park Fees	302/89/89718H	QP001315
Park Fees	302/89/89718H	QP002251
Park Fees	302/89/89718H	QP002064
Park Fees	302/89/89718H	QP001744
Park Fees	302/89/89718H	QP002092
Park Fees	302/89/89718H	QP001954
Park Fees	302/89/89718H	QP002307
Park Fees	302/89/89718H	QP001695
Park Fees	302/89/89718H	QP001805
Park Fees	302/89/89718H	QP001626
Park Fees	302/89/89718H	QP001931
Park Fees	302/89/89718H	QP002215

LIST OF FUND AND WORK ORDER NUMBERS FOR LOREN MILLER RECREATION
CENTER – ROOF & HVAC REPLACEMENT (PRJ21848) PROJECT (CONT.)

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP002136
Park Fees	302/89/89718H	QP002007
Park Fees	302/89/89718H	QP002213
Park Fees	302/89/89718H	QP002229
Park Fees	302/89/89718H	QP002073
Park Fees	302/89/89718H	QP001799
Park Fees	302/89/89718H	QP002254
Park Fees	302/89/89718H	QP001784
Park Fees	302/89/89718H	QP002050
Park Fees	302/89/89718H	QP002304
Park Fees	302/89/89718H	QP002697
Park Fees	302/89/89718H	QP002488
Park Fees	302/89/89718H	QP002777
Park Fees	302/89/89718H	QP002361
Park Fees	302/89/89718H	QP002674
Park Fees	302/89/89718H	QP002498
Park Fees	302/89/89718H	QP002822
Park Fees	302/89/89718H	QP002306
Park Fees	302/89/89718H	QP002404
Park Fees	302/89/89718H	QP002673
Park Fees	302/89/89718H	QP002311
Park Fees	302/89/89718H	QP002310
Park Fees	302/89/89718H	QP002612
Park Fees	302/89/89718H	QP002740
Park Fees	302/89/89718H	QP002630
Park Fees	302/89/89718H	QP002657
Park Fees	302/89/89718H	QP002631
Park Fees	302/89/89718H	QP002614
Park Fees	302/89/89718H	QP002835
Park Fees	302/89/89718H	QP002780
Park Fees	302/89/89718H	QP002844
Park Fees	302/89/89718H	QP002380
Park Fees	302/89/89718H	QP002476
Park Fees	302/89/89718H	QP002779
Park Fees	302/89/89718H	QP002637
Park Fees	302/89/89718H	QP002763
Park Fees	302/89/89718H	QP002825
Park Fees	302/89/89716H	QT073348
Park Fees	302/89/89718H	QP003369
Park Fees	302/89/89718H	QP003007
Park Fees	302/89/89718H	QP002934
Park Fees	302/89/89718H	QP003012
Park Fees	302/89/89718H	QP003094
Park Fees	302/89/89718H	QP003149
Park Fees	302/89/89718H	QP002981

LIST OF FUND AND WORK ORDER NUMBERS FOR LOREN MILLER RECREATION CENTER – ROOF & HVAC REPLACEMENT (PRJ21848) PROJECT (CONT.)

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP002973
Park Fees	302/89/89718H	QP003276
Park Fees	302/89/89718H	QP003244
Park Fees	302/89/89718H	QP003272
Park Fees	302/89/89718H	QP003349
Park Fees	302/89/89718H	QP003319
Park Fees	302/89/89718H	QP003363
Park Fees	302/89/89718H	QP003484
Park Fees	302/89/89718H	QP003274
Park Fees	302/89/89718H	QP003476
Park Fees	302/89/89718H	QP003123
Park Fees	302/89/89718H	QP003255
Park Fees	302/89/89718H	QP002953
Park Fees	302/89/89718H	QP003475
Park Fees	302/89/89718H	QP003489
Park Fees	302/89/89718H	QP003257
Park Fees	302/89/89718H	QP002955
Park Fees	302/89/89718H	QP003048
Park Fees	302/89/89718H	QP003559
Park Fees	302/89/89718H	QP003644
Park Fees	302/89/89718H	QP003812
Park Fees	302/89/89718H	QP004052
Park Fees	302/89/89718H	QP004138
Park Fees	302/89/89718H	QP003657
Park Fees	302/89/89718H	QP003562
Park Fees	302/89/89718H	QP003707
Park Fees	302/89/89718H	QP003591
Park Fees	302/89/89718H	QP003576
Park Fees	302/89/89718H	QP003849
Park Fees	302/89/89718H	QP003632
Park Fees	302/89/89718H	QP003593
Park Fees	302/89/89718H	QP003906
Park Fees	302/89/89718H	QP003678
Park Fees	302/89/89718H	QP003560
Park Fees	302/89/89718H	QP000299
Park Fees	302/89/89718H	QP000502
Park Fees	302/89/89718H	QP000299
Park Fees	302/89/89718H	QP001355
Park Fees	302/89/89718H	QP001191
Park Fees	302/89/89718H	QP001590
Park Fees	302/89/89718H	QP002020
Park Fees	302/89/89718H	QP001933
Park Fees	302/89/89718H	QP001939